

STANDARD APPLICATION
Harford County
Board of Appeals

Bel Air, Maryland 21014

RECEIVED
APR 23 2003
HARFORD COUNTY COUNCIL

Case No. 5352
Date Filed 4-16-03
Hearing Date _____
Receipt _____
Fee \$450⁰⁰

Shaded Areas for Office Use Only

Type of Application

- _____ Administrative Decision/Interpretation
_____ Special Exception
_____ Use Variance
_____ Change/Extension of Non-Conforming Use
_____ Minor Area Variance
_____ Area Variance
_____ Variance from Requirements of the Code
_____ Zoning Map/Drafting Correction

Nature of Request and Section(s) of Code

CASE 5352 MAP 65 TYPE Expansion of a Non-conforming Building

ELECTION DISTRICT 1 LOCATION 801-803 Magnolia Road, Joppa, Md. 20185

BY George and Bonnie Oakley, 610A West Baker Ave., Abingdon, Md. 21009

Appealed because a expansion of a non-conforming building pursuant to Section 267-21 of the Harford County Code to enlarge an existing garage in an R3 District requires approval by the Board.

NOTE: A pre-conference is required for property within the NRD/Critical Area or requests for an Integrated Community Shopping Center, a Planned Residential Development, mobile home park and Special Exceptions.

Applicant/Owner (please print or type)

Name George J. Oakley Jr. Phone Number 410-676-8753

Address 610A West Baker Ave. Abingdon Maryland 21009
Street Number Street City State Zip Code

Co-Applicant Bonnie L. Oakley Phone Number 410-676-8753

Address 610A West Baker Ave Abingdon Maryland 21009
Street Number Street City State Zip Code

Contract Purchaser _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Attorney/Representative _____ Phone Number _____

Address _____
Street Number Street City State Zip Code

Hearing: 6/25/03

Land Description

Address and Location of Property 801-803 Magnolia Rd. Joppa Maryland 21085

Subdivision _____

Lot Number _____

Acreage/Lot Size 2.12

Election District 1st

Zoning R3

Tax Map No. 125 Grid No. 3D Parcel 445 Water/Sewer: Private _____ Public _____

List ALL structures on property and current use: (28x46) (24x30 2-story)
(77x31) House and small garage - Rental And
Large Three Bay Garage - used For personal use and storage

Estimated time required to present case: 1/2 hour

If this Appeal is in reference to a Building Permit, state number _____

Would approval of this petition violate the covenants and restrictions for your property? _____

Is this property located within the County's Chesapeake Bay Critical Area? Yes _____ No X

If so, what is the Critical Area Land Use designations: _____

Is this request the result of a zoning enforcement investigation? Yes _____ No X

Is this request within one (1) mile of any incorporated town limits? Yes _____ No X

Request

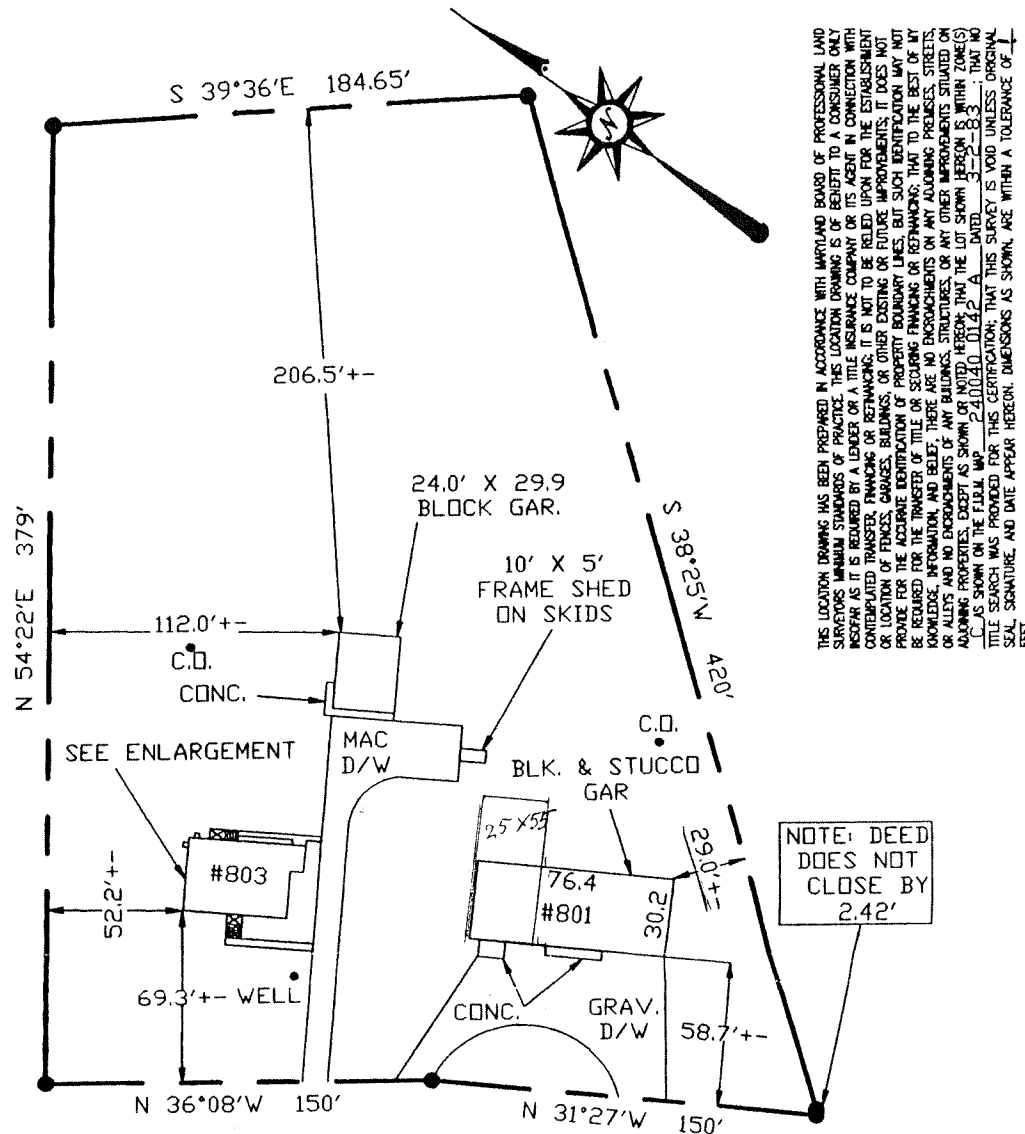
To extend damaged side of structure 25 more feet
to rear on the large garage.

Justification

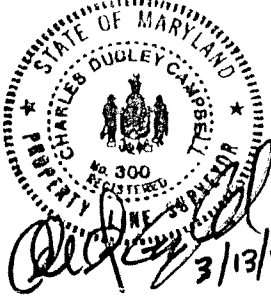
so rebuilt side of garage will be big enough to
store our personal 43' Boat during off season or
during times when repairs are needed this was the
first building on lot & then the house was built.
Building was a commercial garage for years
and now is only used for my personal use

If additional space is needed, attach sheet to application. In answering the above questions, please refer to the Requirements that pertain to the type of approval request. (Special Exception, Variance, Critical Area or Natural Resource District (NRD) Variance, etc.)

R3

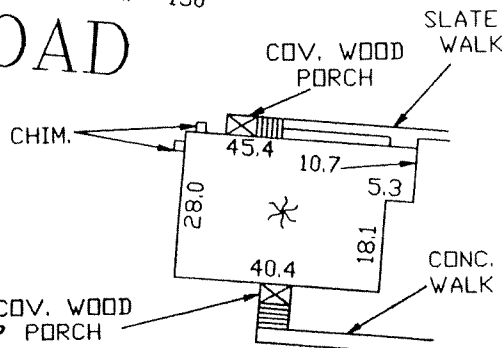
106
35

MAGNOLIA ROAD



DEED REF: 866/55

* 2 STORY ALUM. AND STUCCO SIDE.



CNA
campbell & nolan associates, inc.

Civil Engineers * Land Surveyors * Geotechnical Engineers
P.O. Box 441 * Bel Air, Maryland 21014-0441
(410)879-7200 * (410)838-2784 * Fax (410)838-1811

LOCATION DRAWING
#801-#803
MAGNOLIA ROAD

FIRST ELECTION DISTRICT
HARFORD COUNTY, MARYLAND

SCALE: 1"=60' DATE: 3-13-96 DESIGN BY: STU JOB NO.: 60000-GP